

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
DISPOSITION PARCEL #4 IN THE SOUTH END URBAN  
RENEWAL AREA, PROJECT NO. MASS. R-56

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WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, South Cove Nursing Facilities Foundation, Inc., has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel #4 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That South Cove Nursing Facilities Foundation, Inc., be and hereby is tentatively designated as Redeveloper of Disposition Parcel #4 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
  - (i) Evidence of the availability of necessary equity funds, as needed; and
  - (ii) Evidence of firm financial commitments from banks or other lending institutions; and



(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel #4 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).







March 08, 1979

SOUTH COVE NURSING FACILITIES FOUNDATION INC.

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Description of Proposed Extended Care Facilities

1. The Site.

Parcel 4 of South End Urban Renewal Area is located on the east side of Shawmut Avenue, directly opposite to the Castle Square Housing development. The L shape property abuts the Holy Trinity Church on the south, a five story commercial building on the north, and a vacant land and parking lot on the east contiguous to the elevated MBTA Orange Line which is scheduled to be replaced by the Southwest Corridor Rapid Transit Line.

Although the site has an area of 21,268 square feet, 6,620 square feet of which (an area 40.35 feet x 164.28 feet) is encumbered by a utility easement of the City of Boston; consequently reducing the ground floor buildable area to approximately 14,648 square feet. All pedestrian and vehicular access is served by Shawmut Avenue.

2. Proposed Construction.

The new building will be designed in compliance with the rules and regulations for the Licensing of Convalescent or Nursing Homes, Construction on Long-Term Care Facilities, the Architectural Barriers Board, Department of Public Safety, and all other applicable codes and ordinance of Massachusetts. The building consists of three floors of fire-resistive construction, with public access and common services on the first level, a 60 bed Level III nursing unit on the second floor and a 40 bed Level I/II nursing unit on the third floor. Exterior wall will be masonry .

First Level:

Provides the required 25 parking spaces with undercover convenient handicapped parking and loading area for services and ambulance entrance. Public Lobby is adjacent



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to a generous General Activities Area which shares with the Dining Room the view and access of an Oriental garden screened from the street by a garden wall reflecting a typical Chinese community environment. Movable dividers serving as condiment stations can be easily rolled aside to combine the Dining Room and the Activities Area into a Community Room for special occasion (such as Chinese festivals) to accommodate a large gathering of visitors. The elevators are placed in the central pivot point easily controlled by the administration office. Staff Dining and an adjacent exterior landscaped court is protected from the public.

#### Second Level:

Adjacent to the elevator lobby at the central location of the L shape building is the nursing station and all support facilities with monitoring mirrors to permit nurses on duty to have a commanding view of the corridors. Ease of operation and control has been the guiding discipline for the design of the unit. Activities Area is located on the west side to allow for maximum sun and view of the exterior activities.

#### Third level:

Similar to the second floor but with the provision of a large sundeck recreation area supervised by a staff room. A solarium is introduced to combine activities and winter indoor sunbathing for the Level I/II patients.

#### Handicapped Access:

All public areas, toilets, and access to garden and roof deck will be designed to permit ease of movement by the handicapped.



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: South Cove Nursing Facilities Foundation, Inc.  
b. Address of Redeveloper: Box 105, 5 Oak St. W., Boston, MA 02116
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

*(Name of Local Public Agency)*

in South End Urban Renewal Area

*(Name of Urban Renewal or Redevelopment Project Area)*

in the City of Boston, State of Massachusetts,  
is described as follows<sup>2</sup>

Parcel 4 of the South End Urban Renewal Area  
Vacant land

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

- ☐ A corporation.
- ☒ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

February 3, 1977

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup> If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup> Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.



- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Robert Chin, President  
Amy Goon, Treasurer  
Ruth C. Moy, Clerk  
Hugh Tung Chu  
Bill Chin  
Paul K. Chan  
Richard A. Wentzel  
Martha J. Hackett  
Lee Shih Hing  
Rhoda Sun  
William D. Chin

15 Blake Street, Belmont, Mass.  
1499 Great Plain Ave., Needham, Mass.  
523 Great Plain Ave., Needham, Mass.  
65 Botolph St., Boston, Mass.  
36 Euston St., Brookline, Mass.  
3 West Pine St., Auburndale, Mass.  
74 Spring St., Braintree, Mass.  
885 Washington St., Boston, Mass.  
14 Oxford St., Boston, Mass.  
86 Bailey Rd., Watertown, Mass.  
3 Center Plaza, Boston, Mass.

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

NONE

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.



1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$ 2,215,750.00
- b. Cost per dwelling unit of any residential redevelopment. . . . . \$
- c. Total cost of any residential rehabilitation . . . . . \$
- d. Cost per dwelling unit of any residential rehabilitation . . . . . \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
	\$	\$

See ATTACHMENT I - DON APPLICATION AS AMENDED

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

### CERTIFICATION

I (We)<sup>1</sup> Robert Chin Ruth Moy  
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: July 11, 1979

Dated: July 11, 1979

Robert Chin  
Signature

Ruth C. Moy  
Signature

President  
Title

Clerk-Secretary  
Title

15 Blake St., Belmont 02178  
Address and ZIP Code

523 Great Plain Ave., Needham 02192  
Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.  
<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any department of the United States.



## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: *South Cove Nursing Facilities Foundation, Inc.*
- b. Address and ZIP Code of Redeveloper: *Box 105, 5 Oak St., W., Boston, Mass.* 02116
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

*Boston Redevelopment Authority*  
(Name of Local Public Agency)

in *South End Urban Renewal Area*  
(Name of Urban Renewal or Redevelopment Project Area)

in the City of *Boston*, State of *Massachusetts*,  
is described as follows:

*Parcel 4 of the South End Renewal Area*  
*Vacant land*

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO  
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

*Financial statement not attached*

4. a. The financial condition of the Redeveloper, as of \_\_\_\_\_, 19\_\_\_\_, is as reflected in the attached financial statement.  
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:
5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:  
*Construction loan to be financed by the Shawmut Bank of Boston under Section 232, mortgage insurance by HUD with permanent mortgage with GNMA.*



6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks: *See ATTACHMENT I --DON APPLICATION AS AMENDED*

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT  
\$

*NIL*

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT  
\$

*NIL*

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE  
\$

MORTGAGES OR LIENS  
\$

*NIL*

7. Names and addresses of bank references:

*Shawmut Bank of Boston*

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

*A member of the Board of Directors, Ruth Moy, the Executive Director of the Greater South Cove Golden Age Center, Inc. is presently in the process of developing a congregate housing facility under HUD's Section 202 Direct Loan Program. The building is located at 25-31 Essex St. and will be completely rehabilitated.*



- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

NONE

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper: *A member of the Board of Directors, Ruth Moy, the Executive Director of the Greater South Cove Golden Age Center is presently involved in a project. See Sec. 9.*
11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

NO

- a. Name and address of such contractor or builder:

N/A

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO  
If Yes, explain:

N/A

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ \_\_\_\_\_

General description of such work:

N/A

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF  
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT  
\$

DATE TO BE  
COMPLETED

N/A



c. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT  
\$

DATE OPENED

N/A

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

*Contract to be hired in compliance with HUD and BRA guidelines.*

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

11. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

### CERTIFICATION

I (We) Robert Chin Ruth May

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: July 11, 1979

Dated: July 11, 1979

Robert Chin  
Signature

Ruth C. May  
Signature

President  
Title

Clerk-Secretary  
Title

15 Blake St., Belmont, Mass.  
Address and ZIP Code 02178

523 Great Plain Ave., Needham, MA  
Address and ZIP Code 02192

- 1 If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- 2 Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



19 July 1979

## MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN/DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56  
TENTATIVE DESIGNATION OF REDEVELOPER  
DISPOSITION PARCEL 4

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SUMMARY: This memorandum requests tentative designation of South Cove Nursing Facilities Foundation, Inc., as Redeveloper of Disposition Parcel #4

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The South Cove Nursing Facilities Foundation, Inc., of 5 Oak Street, Boston, has recently been voted a Certificate of Need for a proposed Nursing Facility by the Commonwealth of Massachusetts Department of Public Health. The Department of Public Health additionally suggested that the B.R.A. Re-Use Parcel #4 situated at Shawmut Avenue and Cubb Street would be a most appropriate site. This site consists of 21,268 square feet of vacant land. The proposal calls for the construction of a 100 bed Nursing Unit for nursing and care facilities primarily for Chinese speaking elderly of Boston and New England. The construction loan is to be financed by the National Shawmut Bank of Boston under Section 232, mortgage insurance by HUD with permanent mortgage with GNMA. Total expenditure for this development is estimated to be approximately \$2,200,000.00

I, therefore, recommend that the Authority tentatively designate the South Cove Nursing Facilities Foundation, Inc., as Redeveloper of Parcel #4 in the South End Urban Renewal Area.

An appropriate Resolution is attached.